

**United States Bankruptcy Court  
District of Puerto Rico**
**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle): <b>MIRAMAR REAL ESTATE MANAGEMENT, INC.</b>	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN(if more than one, state all): <b>660-47-3162</b>	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN(if more than one, state all):
Street Address of Debtor (No. & Street, City, and State): <b>53 PALMERAS STREET 16TH FLOOR EL CARIBE BLDG. SAN JUAN, PUERTO RICO</b>	Street Address of Joint Debtor (No. & Street, City, and State):
ZIP CODE <b>00901</b>	ZIP CODE
County of Residence or of the Principal Place of Business: <b>SAN JUAN</b>	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <b>SAME</b>	Mailing Address of Joint Debtor (if different from street address):
ZIP CODE <b>SAME</b>	ZIP CODE

Location of Principal Assets of Business Debtor (if different from street address above):  
**SAN JUAN PUERTO**
ZIP CODE    **RICO**

<b>Type of Debtor</b> (Form of Organization) (Check one box.)	<b>Nature of Business</b> (Check one box)	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box)
<input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.) _____	<input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other  <b>Tax-Exempt Entity</b> (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code.)	<input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding  <b>Nature of Debts</b> (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.

<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b) See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.	<b>Chapter 11 Debtors</b> Check one box: <input checked="" type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000. ----- Check all applicable boxes <input type="checkbox"/> A plan is being filed with this petition <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
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<b>Statistical/Administrative Information</b> <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.  <b>Estimated Number of Creditors</b> <table style="width: 100%; text-align: center;"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>1-49</td> <td>50-99</td> <td>100-199</td> <td>200-999</td> <td>1,000-5,000</td> <td>5,001-10,000</td> <td>10,001-25,000</td> <td>25,001-50,000</td> <td>50,001-100,000</td> <td>Over 100,000</td> </tr> </table> <b>Estimated Assets</b> <table style="width: 100%; text-align: center;"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>\$0 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td>\$100,001 to \$500,000</td> <td>\$500,001 to \$1 million</td> <td>\$1,000,001 to \$10 million</td> <td>\$10,000,001 to \$50 million</td> <td>\$50,000,001 to \$100 million</td> <td>\$100,000,001 to \$500 million</td> <td>\$500,000,001 to \$1 billion</td> <td>More than \$1 billion</td> </tr> </table> <b>Estimated Liabilities</b> <table style="width: 100%; text-align: center;"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>\$0 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td>\$100,001 to \$500,000</td> <td>\$500,001 to \$1 million</td> <td>\$1,000,001 to \$10 million</td> <td>\$10,000,001 to \$50 million</td> <td>\$50,000,001 to \$100 million</td> <td>\$100,000,001 to \$500 million</td> <td>\$500,000,001 to \$1 billion</td> <td>More than \$1 billion</td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1-49	50-99	100-199	200-999	1,000-5,000	5,001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	Over 100,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion	<b>THIS SPACE IS FOR COURT USE ONLY</b>
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<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>MIRAMAR REAL ESTATE MANAGEMENT, INC.</b>	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years</b> (If more than two, attach additional sheet.)			
Location Where Filed: <b>NONE</b>	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
<b>Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor</b> (If more than one, attach additional sheet)			
Name of Debtor: <b>NONE</b>	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<b>Exhibit A</b> (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)  <input type="checkbox"/> Exhibit A is attached and made a part of this petition.		<b>Exhibit B</b> (To be completed if debtor is an individual whose debts are primarily consumer debts) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b).  <b>X Not Applicable</b> Signature of Attorney for Debtor(s) _____ Date _____	
<b>Exhibit C</b>			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? <input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No			
<b>Exhibit D</b>			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)  <input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.  If this is a joint petition:  <input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
<b>Information Regarding the Debtor - Venue</b> (Check any applicable box)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.			
<input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.			
<input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
<b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b> (Check all applicable boxes.)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following).  <div style="text-align: right; margin-right: 100px;">         _____          (Name of landlord that obtained judgment)       </div> <div style="text-align: right; margin-right: 100px;">         _____          (Address of landlord)       </div>			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and			
<input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.			
<input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

**Voluntary Petition***(This page must be completed and filed in every case)*

Name of Debtor(s):

**MIRAMAR REAL ESTATE MANAGEMENT,  
INC.****Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X Not Applicable**

Signature of Debtor

**X Not Applicable**

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

**Signature of Attorney****X**

Signature of Attorney for Debtor(s)

**El. David Godreau Zayas 123207**

Printed Name of Attorney for Debtor(s) / Bar No.

**LATIMER, BIAGGI, RACHID & GODREAU, LLP**

Firm Name

**PO BOX 9022512 SAN JUAN PR 00902-122512**

Address

**(787)724-0230**

Telephone Number

**(787)724-9171**

Date

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X**

Signature of Authorized Individual

**CARLOS LOPEZ DE AZUA**

Printed Name of Authorized Individual

**PRESIDENT**

Title of Authorized Individual

Date

**2 March, 2011****Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of Title 11, United States Code. Certified Copies of the documents required by § 1515 of title 11 are attached.☐ Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the Chapter of title 11 specified in the petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.**X Not Applicable**

(Signature of Foreign Representative)

(Printed Name of Foreign Representative)

Date

**Signature of Non-Attorney Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

**Not Applicable**

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

**X Not Applicable**

Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual.

If more than one person prepared this document, attach to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.*

**United States Bankruptcy Court  
District of Puerto Rico**

In re MIRAMAR REAL ESTATE MANAGEMENT, INC.

Case No. \_\_\_\_\_

Debtor

Chapter 11

## LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	(5) <i>Amount of claim [if secured also state value of security]</i>
GUARDSMARK LLC MAIL CODE 2204 PO BOX 2121 MEMPHIS TN 38159-2204			DISPUTED	\$650,395.23
CANDIS A. McGOWAN WIGGINS, CHILDS, QUIN & OANTAZIS THE KRESS BUILDING 301 19TH ST. NORTH BIRMINGHAM, ALABAMA 35203				\$165,318.31
AEE PO BOX 363508 SAN JUAN PR 00936-3508				\$71,918.39
EL CARIBE TENANTS DEPOSIT EDIF. EL CARIBE PISO 17 54 CALLE PALMERAS SAN JUAN PR 00902				\$70,486.00
HF SECURITY CALLE RUIZ BELVIS 66 SAN JUAN PR 00917				\$35,000.00
FACCIO & PABON-ROCA LAW OFFICES 249 LAS MARIAS ST. URB HYDE PARK SAN JUAN PR 00927			DISPUTED	\$27,305.00

In re MIRAMAR REAL ESTATE MANAGEMENT, INC.

Case No. \_\_\_\_\_

Debtor

Chapter 11**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	<i>Amount of claim [if secured also state value of security]</i>
BUFETE MARIO RODRIGUEZ APARTADO 1014 BAYAMON PR 00960-1014				\$26,264.87
NAIN BERRIOS COLON HC-12 BOX 7030 HUMACAO PR 0791-9209				\$23,170.00
MARBLE & STONE 279 JOSE DE DIEGO AVE. URB PUERTO NUEVO SAN JUAN PR 00920				\$20,995.37
JCC TENANTS DEPOSITS EDIF. EL CARIBE PISO 16 54 CALLE PALMERAS SAN JUAN PR 00901				\$19,368.26
OTIS ELEVATOR PO BOX 90215029 SAN JUAN PR 00902				\$13,057.32
FERGUNSON ENTERPRISES CARR.887 VICTORIA INDUSTRIAL PARK SANTA PAULA WAREHOSUE CAROLINA PR 00987				\$12,711.52

In re MIRAMAR REAL ESTATE MANAGEMENT, INC.

Case No. \_\_\_\_\_

Debtor

Chapter 11**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

(1)	(2)	(3)	(4)	(5)
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FRANSGLOBAL CALLE 8 #100 OFFICE \$1202 JARDINES DE COUNTRY CLUB CAROLINA PR 00983				\$12,500.00
GOLD SHIELD PROTECTION AND INVESTIG PO BOX 79084 CAROLINA PR 00984-9084				\$11,562.24
ROYAL FINANCE & LEASING CORP PO BOX 9718 SAN JUAN PR 00908-9718				\$11,226.25
BANCO POPULAR DE PR PO BOX 70100 SAN JUAN PR 00936-8100				\$9,060.00
EMPRESAS FONALLEDAS CALLE 8 #100 OFFICE #1203 JARDINE DE COUNTRY CLUB CAROLINA PR 00983				\$7,270.00
ADMINISTRACION DE TRIBUNALES CALLE 8 #100 OFFICE 601 JARDINES DE COUNTRY CLUB CAROLINA PR 00983				\$6,783.00

In re MIRAMAR REAL ESTATE MANAGEMENT, INC.

Case No. \_\_\_\_\_

Debtor

Chapter 11**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

(1) Name of creditor and complete mailing address including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, gov- ernment contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff	(5) Amount of claim [if secured also state value of security]
GRAPHIC ARTS PRINTING INC CALLE 31 SO# 856 URB LAS LOMAS SAN JUAN PR 00921			DISPUTED	\$6,636.75
LOOCKWOOD FINANCIAL ADVISORS CALLE 8 #100 OFFICE #1001 JARDINES DE COUNTRY CLUB CAROLINA PR 00983				\$5,897.00

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, CARLOS LOPEZ DE AZUA, PRESIDENT of the Corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date: 2 March 2011Signature: CARLOS LOPEZ DE AZUA, PRESIDENT

(Print Name and Title)

Penalty for making a false statement or concealing property. Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C §§ 152 and 3571.


## CORPORATE RESOLUTION

**WE HEREBY CERTIFY** that on a meeting of the Board of Directors of the corporation **MIRAMAR REAL ESTATE MANAGEMENT, INC.**, which was called for and notified in accordance with the Corporate Bylaws, and for which duly quorum existed, having taking place said meeting on March 2<sup>nd</sup> 2011, it was agreed and unanimously voted to approve the following Corporate Resolution:

It is resolved that:

1. Having the corporation **MIRAMAR REAL ESTATE MANAGEMENT, INC.** file a Chapter 11 Bankruptcy petition.
2. That the corporation **MIRAMAR REAL ESTATE MANAGEMENT, INC.** be authorized to retain the services of LATIMER, BIAGGI, RACHID & GODREAU, LLP to act as counsel for the corporation.

IN WITNESS HEREOF I place the seal of the Corporation to this Resolution this 2<sup>nd</sup> day of March, 2011.

  
\_\_\_\_\_  
**Carlos Lopez de Azua**  
**PRESIDENT**



United States Bankruptcy Court

District of Puerto Rico

In re:

Case No. \_\_\_\_\_

Chapter 11

**MIRAMAR REAL ESTATE MANAGEMENT, INC.**

**STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION**

I, , declare under penalty of perjury that I am the **PRESIDENT** of **MIRAMAR REAL ESTATE MANAGEMENT, INC.**, a Corporation and that on **MARCH 2, 2011** the following resolution was duly adopted by the of this Corporation:

"Whereas, it is in the best interest of this Corporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **CARLOS LOPEZ DE AZUA**, **PRESIDENT** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a Chapter 11 voluntary bankruptcy case on behalf of the Corporation; and

Be It Further Resolved, that **CARLOS LOPEZ DE AZUA**, **PRESIDENT** of this Corporation, is authorized and directed to appear in all bankruptcy proceedings on behalf of the Corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the Corporation in connection with such bankruptcy case; and

Be It Further Resolved, that **CARLOS LOPEZ DE AZUA**, **PRESIDENT** of this Corporation, is authorized and directed to employ , attorney and the law firm of **LATIMER, BIAGGI, RACHID & GODREAU, LLP** to represent the Corporation in such bankruptcy case."

Executed on:

2 March, 2011

Signed: 

**PRESIDENT of MIRAMAR REAL ESTATE  
MANAGEMENT, INC.**

24 HOURS ALARM SYSTEM  
PO BOX 13  
ST JUST PR 00978

AAA  
PO BOX 70101  
SAN JUAN PR 00936-8101

AAA COFFEE BREAK  
PO BOX 9505  
SAN JUAN PR 00908

ABC ELECTRIC SECURITY SYSTEMS  
260 DE DIEGO AVENUE  
URB PUERTO NUEVO  
SAN JUAN PR 00920

ADELAIDA TORRES  
CALLE 8 #100 APT. 802  
JARDINES DE COUNTRY CLUB  
CAROLINA P R 00983

ADMINISTRACION DE TRIBUNALES  
CALLE 8 #100 OFFICE 601  
JARDINES DE COUNTRY CLUB  
CAROLINA PR 00983

ADOLFO VIVAS  
JARDINES DE COUNTRY CLUB  
CALLE 8 #100 APT. 406  
URB JARDINES DE COUNTRY CLUB  
CAROLINA PR 00983

AEE  
PO BOX 363508  
SAN JUAN PR 00936-3508

AGUA FRESCA  
PMB 508  
HC-01 BOX 29030  
CAGUAS PR 00725-8900

AIDA ROBLES  
CALLE 8 #100 APT. 103  
JARDINES DE COUNTRY CLUB  
CAROLINA PR 00983

AIRE Y SERVICIOS  
9415 CAMINO LOS ROMEROS  
PMB 176  
SAN JUAN PR 00926-7001

ALFREDO BERMUDEZ QUINONES  
JARDINES DE COUNTRY CLUB  
CALLE 8 #100 APT. 401

JARDINES DE COUNTRY CLUB  
CAROLINA PR 00983

ALFREDO VELAZQUEZ SUARES  
CALLE 8 #100 APT. 803  
JARDINES DE COUNTRY CLUB  
CAROLINA PR00983

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JARDINES DE COUNTRY CLUB  
CAROLINA P R00983

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF PUERTO RICO

In re: MIRAMAR REAL ESTATE MANAGEMENT, INC.  
Debtor

Case No. \_\_\_\_\_  
Chapter 11

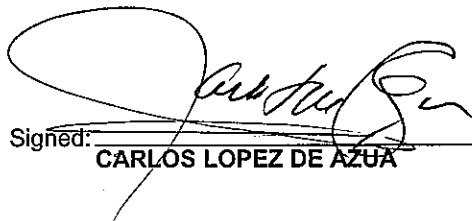
VERIFICATION OF CREDITOR MATRIX

The above named debtor(s), or debtor's attorney if applicable, do hereby certify under penalty of perjury that the attached Master Mailing List of creditors, consisting of sheet(s) is complete, correct and consistent with the debtor's schedules pursuant to Local Bankruptcy Rules and I/we assume all responsibility for errors and omissions.

Dated: \_\_\_\_\_

2 March, 2011

Signed: \_\_\_\_\_



CARLOS LOPEZ DE AZUA

Signed: \_\_\_\_\_

Attorney for Debtor(s)

Bar no.: **225209**

**LATIMER, BIAGGI, RACHID & GODREAU, LLP**

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11

**DISCLOSURE OF COMPENSATION OF ATTORNEY  
FOR DEBTOR**

1. Pursuant to 11 U.S.C. § 329(a) and Bankruptcy Rule 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	<u>20,000.00</u>
Prior to the filing of this statement I have received	\$	<u>10,000.00</u>
Balance Due	\$	<u>10,000.00</u>

2. The source of compensation paid to me was:

☒ Debtor ☐ Other (specify)

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify)

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a) Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b) Preparation and filing of any petition, schedules, statement of affairs, and plan which may be required;
- c) Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d) Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- e) [Other provisions as needed]

None

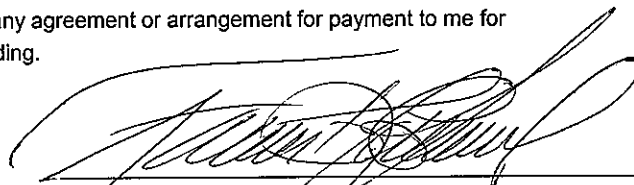
6. By agreement with the debtor(s) the above disclosed fee does not include the following services:

None

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

Dated: \_\_\_\_\_



**F. DAVID GODREAU ZAYAS Bar. No. 123207**

**LATIMER, BIAGGI, RACHID & GODREAU, LLP**  
Attorney for Debtor(s)